

**CHAPTER 11**

**IMPLEMENTATION ELEMENT**

The purpose of this chapter is to reiterate strategies for the implementation of various goals, objectives, and policies established in the Comprehensive Plan. An implementation strategy is necessary to ensure that the Comprehensive Plan is used by community leaders as a guide to decision-making. Also, it is the intent of the 1989 Georgia Planning Act that plans can be implemented and used in the local, regional, and state planning process. As mentioned in the introduction (Chapter 1), it is the intent that this chapter can be separately copied as a "policy plan" component.

Minimum planning standards for local plans require the development of a Short Term Work Program, which consists of community programs and projects needed to meet the goals and objectives, public facilities necessary to meet the standard of living desired by the community for existing residents and the projected population five years into the future, and a general description of any land development regulations expected to be adopted or amended to help achieve the goals and objectives of the Comprehensive Plan in the next five years. The local planning standards also require that the Short Term Work program be revised every five years, with annual updates encouraged.

**LEGAL STATUS OF THE COMPREHENSIVE PLAN**

Adoption of the Comprehensive Plan carries with it no weight of law, and the governing body is under no legal obligation to implement the comprehensive plan. However, the plan represents a broad based consensus on needed programs and improvements in the future.

**CONFLICT BETWEEN POLICIES AND MAPS.**

In the event that one or more goals, objectives, strategies, and/or policies, or any portion of the text conflict with the Future Land Use Plan 2025 Maps or any other maps, the provisions of the text shall prevail. This is the case because the Future Land Use Plan 2025 Map, while substantially detailed, is not intended to dictate the exact use of each parcel in the community. Rigid application of this map is not expected because it is intended to be applied generally, and because there will undoubtedly be justifiable departures from the design of the plan map. Implementation of the overall general policies is what is most important. However, substantial and/or successive departures from the plan map should result in an amendment to the plan text and map.

**CONFLICT BETWEEN POLICY STATEMENTS**

It is anticipated that instances will arise where certain goals and policies will conflict with other policy statements. For instance, the economic development strategy of promoting suitable job opportunities may conflict with the goal of preserving the rural character of the community. The goals, objectives, strategies and policies are all considered to be of equal value on their face. That is, such policy statements are not always ranked by order of importance in the plan. In cases of conflicts, the Planning Commissions and/or Governing Bodies must decide, as individual instances arise, which of the conflicting policies will prevail.

**GOALS, POLICIES AND OBJECTIVES**

Once the inventory of existing conditions and the assessment of current and future needs have been completed, the minimum planning standards require the development and articulation of immediate and long term goals, policies and objectives. These goals are based on the needs identified and provide guidance on how the community will address and attain them during the planning period.

**COMPREHENSIVE LISTING OF GOALS  
POLICIES AND OBJECTIVES  
CITY OF HARTWELL**

<b>ELEMENT</b>	<b>TYPE OF STATEMENT PRIORITY</b>	<b>DESCRIPTION</b>
Population	Goal	Reverse population decline to achieve managed population growth of between 5% and 10% per decade, or at least a proportionate share of that the county's growth.
Population	Policy	Adopt an annexation program which encourages willing property owners and residents of unincorporated areas to annex into the city on a voluntary basis and is consistent with the Service Delivery Strategy.
Population	Objective	Identify the costs to the city of servicing annexed areas.
Population	Objective	Identify and market the positive reasons for annexing to Hartwell, such as lower fire insurance rates, etc.
Population	Policy	Increase the potential for residential development within the existing city limits of Hartwell.
Population	Objective	Designate and reserve in the Future Land Use Map 2025, significant vacant areas for future residential development, particularly multiple-family residential development.
Population	Objective	Plan for the necessary roads, water and sewer, and other infrastructure needed to support new residential growth, include such improvements in a capital improvement program, and then fund and construct such improvements.
Population	Objective	Review/revise/develop regulations which are reasonable for developers, but also provide quality development.
Housing	Goal	Encourage the development and provision of a variety of safe and sanitary housing for persons with a variety of income levels and special needs.
Housing	Policy	Encourage the location of multiple-family residential development in Hartwell.
Housing	Objective	Designate locations in the Future Land Use Plan 2025 for multi-family development.
Housing	Policy	Promote safe and sanitary housing in Hartwell, as well as a pleasant living environment.
Housing	Policy	Fully utilize available federal and state housing programs to improve housing opportunities in Hartwell.
Housing	Policy	Provide utilities, sidewalks, street lighting and recreational areas in providing housing for low and moderate income persons.
Housing	Goal	Continue enforcement of the standard housing code

**CITY OF HARTWELL  
COMPREHENSIVE PLAN**

**IMPLEMENTATION**

<b>ELEMENT</b>	<b>TYPE OF STATEMENT PRIORITY</b>	<b>DESCRIPTION</b>
		designed to bring existing substandard units into compliance with minimum occupancy standards.
Housing	Goal	Continue enforcement of the standard building code to minimize the number of dangerous, dilapidated housing units in Hartwell.
Housing	Goal	Target grant funds in the northeast section of the city where significant numbers of substandard housing units presently exist.
Housing	Objective	Continue implementation of Rome Neighborhood Project.
Economic Development	Goal	Promote a diverse, healthy economy in Hartwell and surrounding Hart County.
Economic Development	Goal	Increase tourist visits to Hartwell.
Economic Development	Objective	Organize downtown merchants group.
Economic Development	Objective	Provide downtown merchants association workshops/training regarding effective retailing strategies (window displays, product mix, advertising).
Economic Development/ Historic Resources	Objective	Continue to develop and plan possibilities for downtown improvements, including facade improvements.
Economic Development/ Historic Resources	Objective	Redevelop walking tour of historic sites in Hartwell.
Economic Development/ Historic Resources	Objective	Produce brochure displaying public parking sites, historic walking tour information, etc. and distribute.
Land Use	Goal	Provide adequate opportunity for the development of suitable land uses within Hartwell.
Land Use	Objective	Amend zoning ordinance to provide adequate space and provision for multi-family, commercial, and other types of development.
Land Use	Goal	Encourage infill development of vacant, platted lots in Hartwell, construction of multi-family dwellings, as well as a variety of other land uses.
Land Use	Objective	At least 75% of new detached residential building permits should be issued on existing lots of record.
Land Use	Goal	Increase percentage of multiple-family housing stock by the year 2025.
Land Use	Objective	Reclassify certain vacant lands for multiple-family residential to the R-2, Multi-family zone at the time a new zoning ordinance map is updated and adopted.
Land Use	Policy	Provide for the anticipated future expansion for public

**CITY OF HARTWELL  
COMPREHENSIVE PLAN**

**IMPLEMENTATION**

<b>ELEMENT</b>	<b>TYPE OF STATEMENT PRIORITY</b>	<b>DESCRIPTION</b>
		institutional, commercial and industrial land uses in the city.
Land Use	Objective	Ensure that the zoning map allows expansion of the central business district, westward along Johnson, Franklin and Howell Streets.
Land Use	Objective	Ensure that the zoning map reflects expanded industrial lands adjacent to existing industrial uses.
Land Use/ Natural Resources	Goal	Preserve environmentally sensitive/important lands through regulatory protections.
Land Use	Goal	Ensure new development is designed in an adequate manner.
Land Use	Objective	Adopt or revise subdivision regulations ensuring adequate provision of safe and convenient pedestrian and vehicular traffic access, required streets, utilities, and any other facilities deemed necessary.
Community Facilities	Goal	Provide adequate community facilities to taxpayers and visitors to Hartwell.
Community Facilities (Public Safety)	Objective	Replace vehicles as necessary.
Community Facilities (Fire Protection)	Objective	Replace/purchase equipment as necessary.
Community Facilities (Fire Protection)	Objective	Pursue continued decreased ISO.
Community Facilities (Water System)	Objective	Plan for increased allocation of water from Lake Hartwell to meet future city/county needs.
Community Facilities (Water & Sewer Systems)	Objective	Continue regular maintenance of system.
Community Facilities (Water/Sewer Systems)	Goal	Encourage the annexation of areas utilizing "urban" services of Hartwell.
Community Facilities (Sewer System)	Objective	Finalize and implement expansion of treatment capacity/methods.
Community Facilities (Library)	Objective	Continue library funding to provide funds for expansion of collection.
Community Facilities (Parking)	Goal	Improve parking in the vicinity of downtown Hartwell.
Community Facilities (Parking)	Objective	Erect signs pointing to and labeling public parking area.
Community Facilities (Sidewalks)	Objective	Continue efforts to seek/allocate funding for "The Hartwell Streetscape Revitalization Plan".

**CITY OF HARTWELL  
COMPREHENSIVE PLAN**

**IMPLEMENTATION**

<b>ELEMENT</b>	<b>TYPE OF STATEMENT PRIORITY</b>	<b>DESCRIPTION</b>
Community Facilities (Roads)	Objective	Encourage/promote construction of a four lane access highway from Hartwell to I-85.

**SHORT TERM WORK PROGRAM (STWP)**

The Short Term Work Program (STWP) is the implementation part of the comprehensive plan that list specific actions and objectives to be undertaken annually by each local government over the upcoming five years to implement the approved comprehensive plan. Each item in the STWP refers to an element within the plan to justify the action; provides a description of the action to be taken; information on estimate costs; item responsibility; and, possible technical assistance and funding sources for the item.

A Short Term Work Program has been developed for the City of Hartwell. The local government is responsible for implementing its own STWP. At the end of the five years the will be required to prepare a Report of Accomplishments reporting on the items it the STWP. The city then must prepare a new STWP for the next five years to continue implementing the comprehensive plan goals and policies.

**STWP from comp plan goals.**

Attached